



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 8, 2004 REPORT NO. HO 04-188

ATTENTION: Hearing Officer

SUBJECT: 21ST STREET MAP WAIVER
PROJECT NUMBER 18057

LOCATION: 1008 21ST Street

APPLICANT: Jorge Palacios

SUMMARY

Requested Action - Should the Hearing Officer approve a Map Waiver to convert two residential units into condominiums and waive the requirement to underground the existing overhead utilities at 1008 21ST Street within the Greater Golden Hill Community Planning area?

Staff Recommendations-

1. Approve Map Waiver No. 74828; and
2. Approve a waiver to the requirement for the undergrounding of the existing overhead utilities.

Community Planning Group Recommendation - On March 10, 2004, the Greater Golden Hill Planning Committee took no action on the proposed Map Waiver. The group has indicated to staff that it presently does not take a position supporting or opposing condominium conversions.

Environmental Review - The project is exempt from the California Environmental Quality Act pursuant to Article 19, section 15301(k) for existing facilities.

BACKGROUND

DISCUSSION

The project proposes a waiver for the requirements of a Tentative Map to convert two residential units into condominiums, and to waive the requirement to underground the existing overhead utilities. The project is located at 1008 and 1016 21st Street in the GH-1500 Zone, on a .115-acre site, within the Golden Hill Planned District of the Greater Golden Hill Community Planning area.

There are currently two detached single story, wood frame residences on site. The unit on 1008 21st Street is 681 square feet in area, and the unit on 1016 21st is 1843 square feet in area. The two structures were constructed in 1913. There were no parking requirements in place at that time. However, there is an existing one car garage in the rear of main house and five off street parking space along 21st in front of the house. The project is not in compliance with the current code regulations for parking and it deviates from other development regulations as well. However, the project has previously conforming rights as described in chapter 14, Article 3, Division 2 of the Land Development Code. Therefore, the proposed conversion will retain its previously conforming rights.

The applicant is requesting a waiver of the requirements for the undergrounding of the existing overhead facilities. Staff has determined that the undergrounding waiver request qualifies under the guidelines of Council Policy No. 600 25-Underground Conversion of Utility Lines at the Developers Expense. The developer will be required to underground any new service run to the proposed structures within the subdivision. The existing conversion involves a short span of overhead facility (less than 600 feet in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area, and the conversion would represent an isolated undergrounding with a minimum probability of extension in the future.

The project complies with the density requirement for the current zone. Any new development on site will be required to comply with current Land Development Code regulations. The project is subject to Inclusionary Housing Regulations of the Municipal Code. The Tentative Map resolutions contain conditions that ensure the project complies with all applicable code and regulation.

Staff has reviewed the Map Waiver request to waive the regulations for a Tentative Map and to waive the requirements for the undergrounding of existing overhead utilities. The project is in conformance with the applicable sections of the San Diego Municipal Code for Map Waivers and Council Policy 600-25 regulating undergrounding of existing overhead utilities. The development is consistent with the residential land use designation of the Golden Hill Planned District. Staff recommends approval of the project.

ALTERNATIVE

1. Approve Map Waiver No. 74828, with modifications.
2. Deny Map Waiver No. 74828, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Nilia Koering, Development Project Manager

Attachments:

1. Draft Resolutions with Findings
2. Project Site Plan
3. Project Data Sheet
4. Project Chronology
5. Community Planning Group Recommendation
6. Tenant Notices